

IN RE: PETITION FOR VARIANCE
NW/S Nicodemus Road, 1410' W of
the c/l of Berrymans Lane
(1008 Nicodemus Road)
4th Election District
3rd Councilmanic District

Gerald H. Myers, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-213-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1008 Nicodemus Road, located in the vicinity of Berrymans Lane in Reisterstown. The Petition was filed by the owners of the property, Gerald H. and Annabelle L. Myers. The Petitioners seek relief from Sections 1A03.4.B.1.a and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot of 36,333 sq.ft. in an R.C.4 zone for a dwelling reconstruction. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Gerald and Annabelle Myers, property owners, and A. L. (Roy) Snyder, Registered Property Line Surveyor who prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.8 acres, more or less, zoned R.C.4, and is improved with a one and one-half story frame dwelling and accessory shed. Mr. Myers testified that he and his wife have lived on the adjoining property since 1968. He testified that his parents lived on the subject property from 1947 until 1982 when his mother passed away. Mr. Myers then acquired the

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

property from his father and he and his wife have owned the property since that time. The Petitioners' daughter, who is disabled, has been living in the home for the past 8 years and would like to remain living in the home for as long as she can. However, the house has become deteriorated to the point that it is beyond renovation. The Petitioners wish to raze the existing structure and construct a new home for their daughter, utilizing the same footprint. The Petitioners submitted elevation drawings for purposes of compatibility to the Office of Planning who have recommended approval of the proposed dwelling. No one appeared in opposition to the request and the Petitioners presented two letters of support from adjacent property owners. Because the property does not meet the size requirements for a buildable lot in the R.C.4 zone, the relief requested is necessary in order to proceed with the proposed improvements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

RECEIVED

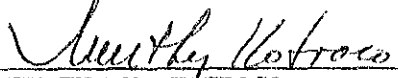
CHESAPEAKE BEACH
1979/10
10/10/79
10/10/79

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of December, 1996, that the Petition for Variance seeking relief from Sections 1A03.4.B.1.a and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot of 36,333 sq.ft. in an R.C.4 zone for a dwelling reconstruction, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/21/96
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 20, 1996

Mr. & Mrs. Gerald H. Myers
1016 Nicodemus Road
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
NW/S Nicodemus Road, 1410' W of the c/l of Berrymans Lane
(1008 Nicodemus Road)
4th Election District - 3rd Councilmanic District
Gerald H. Myers, et ux - Petitioners
Case No. 97-213-A

Dear Mr. & Mrs. Myers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. A. L. Snyder
1911 Hanover Pike, Hampstead, Md. 21074

People's Counsel

File

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Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at

1008 Nicodemus Road

which is presently zoned

RC 4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4.B.1. & 304.1; BCZR TO

PERMIT AN UNDERSIZED RC-4 LOT CONSISTING OF 36,333 SQ. FT.
FOR THE REBUILDING OF THE EXISTING DWELLING.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) This lot, as established by a survey dated May 17, 1947, has remained the same in size and shape since that time. The Myers are the owners of Lot 9 (a 3.39 Acre Lot to the north) which adjoins the subject Lot 1 along a certain 33.03 feet line. Lot 1 could not be enlarged in a practical manner to the required one acre size because of the narrow shape of the Lot at the point which it adjoins Lot 9.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Gerald H. Myers

(Type or Print Name)

Signature

Annabelle L. Myers

(Type or Print Name)

Signature

1016 Nicodemus Road (410)833-7994

Address

Phone No

Reisterstown,

MD

21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

A.L. Snyder, Surveyor, Inc.

Name 1911 Hanover Pike

Hampstead, MD

(410) 239-7744

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper

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ORDER RECEIVED FOR FILING

Date

By

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

November 5, 1996

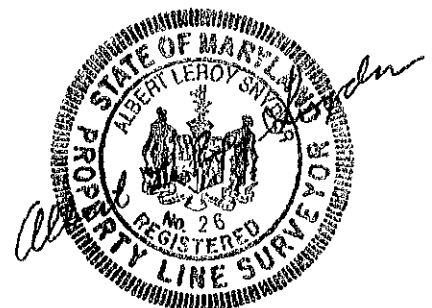
Beginning in or near the center of Nicodemus Road
approximately 1410 feet west of the center of
Berrymans Lane and running the following courses
and distances,

- 1.) N 42° 28' E 300.00 feet,
- 2.) S 47° 32' E 33.03 feet,
- 3.) S 11° 57' W 328.57 feet,
- 4.) S 11° 57' W 15.00 feet,
- 5.) N 53° 41' W 37.60 feet,
- 6.) N 47° 32' W 170.00 feet to the place of beginning.

Containing 0.8 Acres of land, more or less.

Being the same land which was conveyed by Dolores M. Heckman, Gerald H. Myers,
Wayne D. Heckman and Scott L. Morris to Gerald H. Myers and Annabelle L. Myers
his wife, by deed dated July 6, 1984 and recorded among the Land Records of
Baltimore County, Maryland in Liber E.H.K., Jr. 6773 folio 226 etc. Also
being known as #1008 Nicodemus Road and being located in the Fourth Election
District.

Michael J. Snyder



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

213

No.

029704

DATE 11-12-96 ACCOUNT Pool 6150

AMOUNT \$ 50.00

RECEIVED FROM: Virgilio Mayers 1016 N. GEDDES ST
RD 2

FOR: VAR (010) 50.00

11-12-96 10:50 AM
BY: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

[Signature]

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in

Room 106 of the County Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-213-A
(Item 213)

1008 Nicodemus Road,
NW/SE Nicodemus Road,
1410' W of CI Bergrmans
Lane

4th Election District
3rd Councilmanic

Legal Owner(s):

Gerald H. Myers and Anna-
belle L. Myers

Variance: to permit an un-
der-sized R.C.-4 lot consisting
of 36,333 +/- sq. ft. for rebuild-
ing of the existing dwelling.
Hearing: Monday, December
16, 1996 at 2:00 p.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for

special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

11/29/95 Nov. 28 C102812

TOWSON, MD.,

Nov. 29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on *Nov. 28, 1996*

THE JEFFERSONIAN,

A. H. Henricks
LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 213 Petitioner: GERALD Myers

Location: 1016 NICODEMUS Rd., REISTERSTOWN MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 833-7994



SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. MURPHY on 11-12-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 11-22-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 12-9-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 12-12-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

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**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☒ GERALD H. MYERS & ANNABELLE L. MYERS 1016 NICODIEMUS ROAD (410) 833-7994
Print Name of Applicant Address Telephone Number

☒ Lot Address 1008 NICODIEMUS ROAD Election District 4 Council District 3 Square Feet 36,355

Lot Location (N) E S W (side) corner of NICODIEMUS ROAD, 1200 feet from N E S W corner of BIEBERMAN'S LANE
(street) (street)

Land Owner GERALD H. MYERS & ANNABELLE L. MYERS Tax Account Number 0413092100

Address 1016 NICODIEMUS ROAD Telephone Number (410) 833-7994
DIETTERSTOWN, MARYLAND 21136

☒ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 204 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)	<input type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZACM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: PERMISSION TO PERMIT AN UNDERSIZED
RC-4 LOT CONSISTING OF 36,333 SQ. FT. FOR
THE REBUILDING OF THE EXISTING DWELLING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

Gerald H. Myers
1016 Nicodemus Road
Reisterstown, MD 21136
833-7994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-213-A (Item 213)
1008 Nicodemus Road
NW/S Nicodemus Road, 1410' W of c/l Berryman's Lane
4th Election District - 3rd Councilmanic
Legal Owner(s): Gerald H. Myers and Annabelle L. Myers

Variance to permit an undersized R.C.-4 lot consisting of 36,333+/- sq. ft. for rebuilding of the existing dwelling.

HEARING: MONDAY, DECEMBER 16, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-213-A (Item 213)
1008 Nicodemus Road
NW/S Nicodemus Road, 1410' W of c/l Berrymans Lane
4th Election District - 3rd Councilmanic
Legal Owner(s): Gerald H. Myers and Annabelle L. Myers

Variance to permit an undersized R.C.-4 lot consisting of 36,333+/- sq. ft. for rebuilding of the existing dwelling.

HEARING: MONDAY, DECEMBER 16, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large loop at the end.

Arnold Jablon
Director

cc: Gerald and Annabell Myers
A. L. Snyder Surveyor, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 1996

Mr. and Mrs. Gerald H. Myers
1016 Nicodemus Road
Reisterstown, MD 21136

RE: Item No.: 213
Case No.: 97-213-A
Petitioner: Gerald Myers, et ux

Dear Mr. and Mrs. Myers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director November 27, 1996
Zoning Administration and
Development Management

FROM: R. Bruce Seeley *RBS/JS*
DEPRM

SUBJECT: Zoning Item #213 - Myers Property
1016 Nicodemus Road
Zoning Advisory Committee Meeting of November 25, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Agriculture Preservations

Restrict the amount of impervious surface to less than 10%. Infiltration practices may otherwise be required to reduce runoff.

RBS:WL:sp

MYERS/DEPRM/TXTSBP

NOV 29 1996

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: November 21, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 201, 205, (213), 214, 215, 216, and 217

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Erin Kern

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 5, 1996

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 2, 1996
Item Nos. 212, (213) 214, 215, 216,
217, 218

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/26/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 25, 1996.

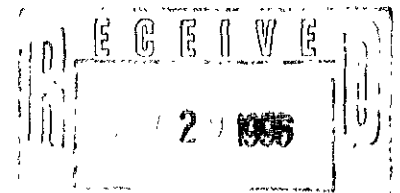
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 213, 214, 215, 216, 217,
218 and 219.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-20-96
Item No. 213 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECORDED & INDEXED

PETITION PROBLEMS

#213 --- JCM

1. No item number on any papers in the file.
2. No review information on bottom of petition form.

#214 --- MJK

1. Notary section is incomplete.

11/19/96

11/19/96

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

7-213

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ GERALD H. MYERS & ANNABELLE L. MYERS 1016 NICODIMUS ROAD (410) 833-7994
Print Name of Applicant Address Telephone Number

☐ Lot Address 1008 NICODIMUS ROAD Election District 4 Council District 3 Square Feet 36,355

Lot Location (NE S (side) corner of NICODIMUS ROAD, 1200 feet from NE S (W) corner of BERRYMAN'S LAKE
(street) (street)

Land Owner GERALD H. MYERS & ANNABELLE L. MYERS Tax Account Number 0413092100

Address 1016 NICODIMUS ROAD Telephone Number (410) 833-7994
REISTERSTOWN, MARYLAND 21136

<input type="checkbox"/>	CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation	PROVIDED?		<div style="border: 1px dashed black; padding: 5px;"> Residential Processing Fee Paid Codes 030 & 080 (\$85) Accepted by _____ ZACW Date _____ </div>
		YES	NO	
	1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Topo Map (available in Rm 204 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ **Approval**
☐ **Disapproval**
☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. MERREY on 11-12-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 11-22-96 (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 12-9-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 12-12-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

RE: PETITION FOR VARIANCE	*	BEFORE THE
1008 Nicodemus Road, NW/S Nicodemus Road,	*	ZONING COMMISSIONER
1410' W of c/l Berrymans Lane	*	OF BALTIMORE COUNTY
4th Election District, 3rd Councilmanic	*	CASE NO. 97-213-A
Gerald H. and Annabelle L. Myers		
Petitioners		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

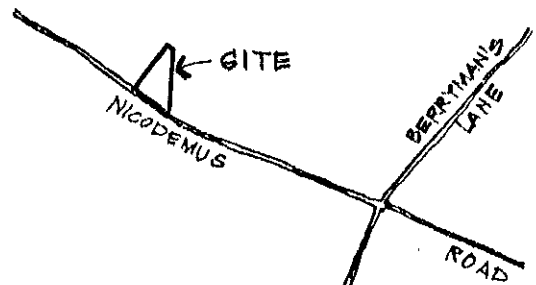
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to A.L. Snyder, Surveyor, Inc., 1911 Hanover Pike, Hampstead, MD 21074, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

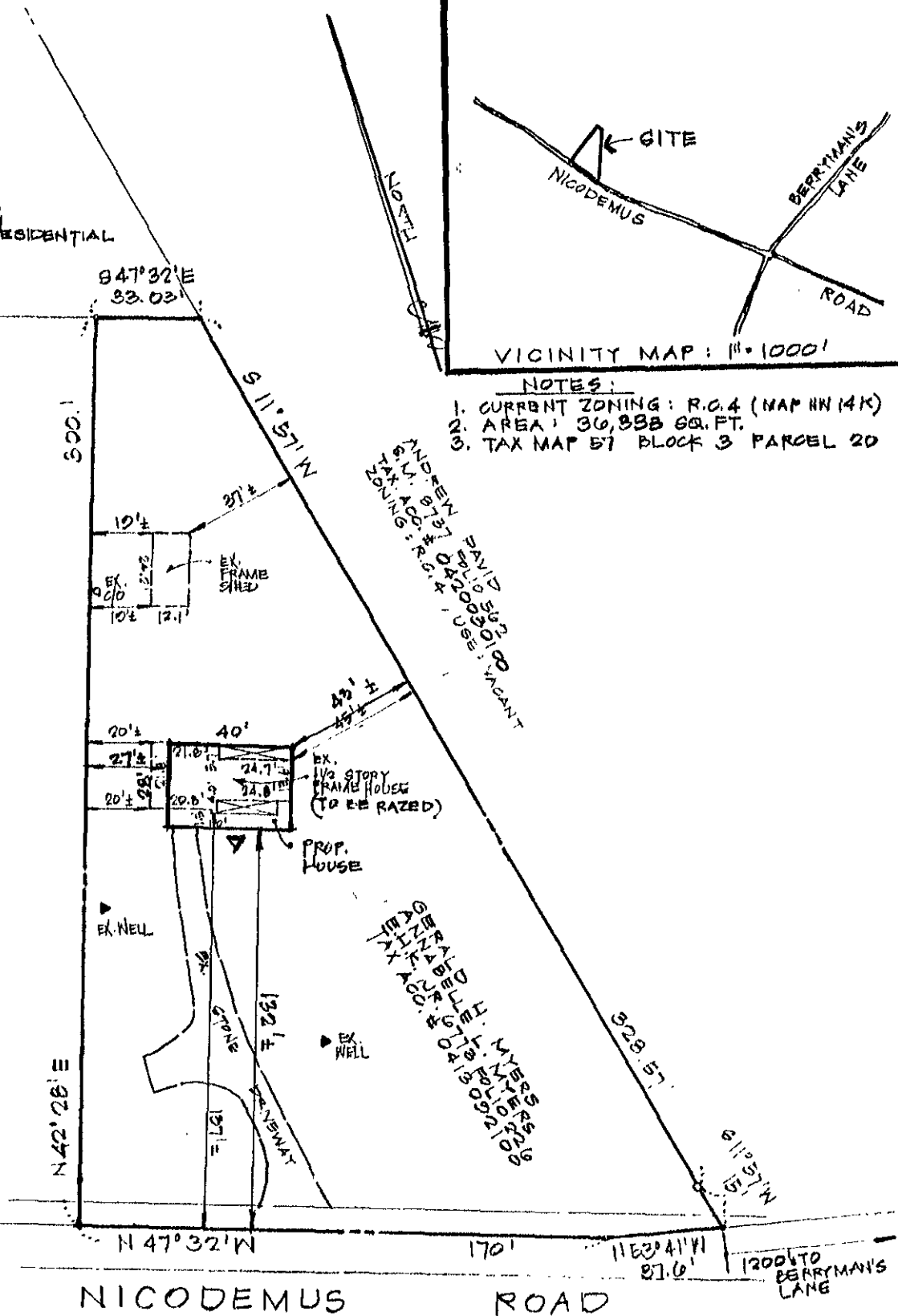
GERALD H. MYERS
ANNABELLE MYERS
O.T.G. 4618 FOLIO 256
TAX ACC. # 0413002451
ZONING: R.C. 4, USE: RESIDENTIAL



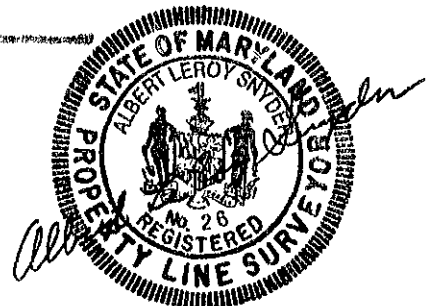
VICINITY MAP: 1" = 1000'

- NOTES:
1. CURRENT ZONING: R.C. 4 (MAP HW 14K)
 2. AREA: 30,888 SQ. FT.
 3. TAX MAP 57 BLOCK 3 PARCEL 20

EDWARD VINGLER, JR.
DRAINE G. VINGLER
N.J.R. 3575 FOLIO 535
TAXING: R.C. 4, USE: RESIDENTIAL
TAX ACC. # 0413056250



OWNERS:
GERALD H. MYERS
ANNABELLE L. MYERS
1010 NICODEMUS ROAD
REISTERSTOWN, MD. 21136



PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR #1008 NICODEMUS ROAD

4TH ELECTION DISTRICT : BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT 3 : CENSUS TRACT 4048
DATE: OCTOBER 15, 1996 : SCALE: 1" = 50'

PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

MICROFILMED

JOB NO. 96054

December 12, 1996

TO WHOM IT MAY CONCERN:

We are aware of the Zoning Variance request for the residence at 1008 Nicodemus Road, Reisterstown, Maryland, and have no objection to approval for replacement of the existing dwelling.

Sincerely,

Edward J. Mincher & Lorraine Mincher

Edward J. and Lorraine Mincher
1010 Nicodemus Road
Reisterstown, MD 21136

2A

December 12, 1996

To Whom It May Concern:

My name is Geraldine Bonner and own the property and house located at 1003 Nicodemus Road, Reisterstown, Md. I'm aware that the house at 1008 Nicodemus Road is going to be taken down and replaced with a house of simular structure. I have no objections to this happening.

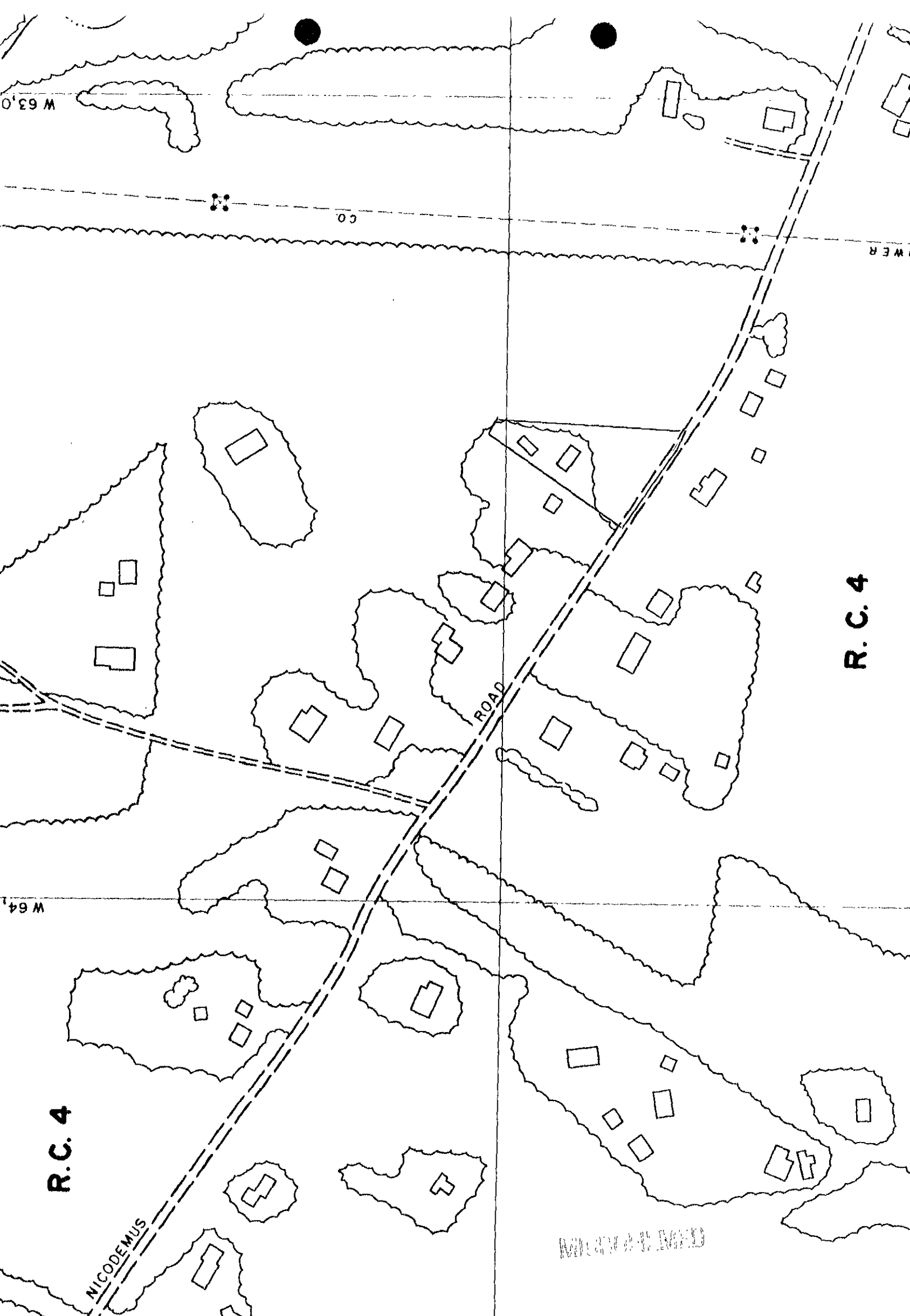
Thank You,

Geraldine Bonner

Geraldine Bonner
1003 Nicodemus Rd.
Reisterstown, Md. 21136

RECEIVED
DEC 13 1996
2B

Geraldine Bonner



R.C. 4

R.C. 4

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

G 911 Nos. 103-92, 104-92, 105-92, 106-92, 107-92, 108-92, 109-92

William A. Howard IV
Chairman, County Council

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

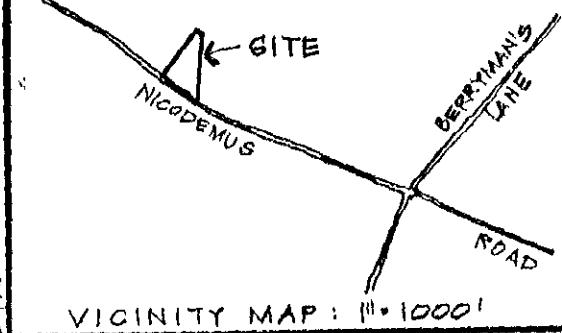
LOCATION

REISTERSTOWN
AREA
SOUTH

SHEET

N.W.
14-K

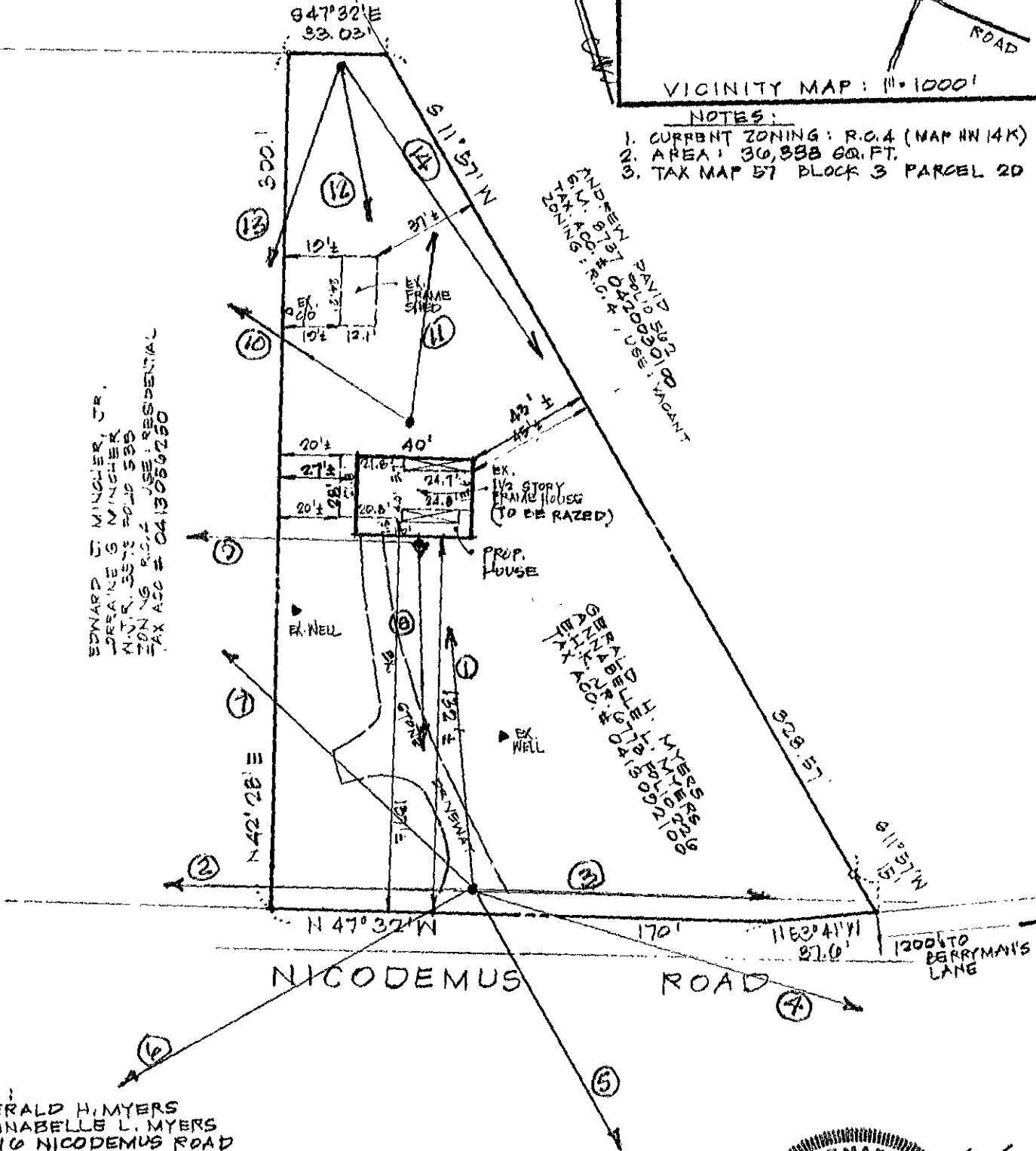
GERALD H. MYERS
ANNABELLE MYERS
O.T.G. 4618 FOLIO 256
TAX ACC. # 0413092451
ZONING: R.C. 4, USE: RESIDENTIAL



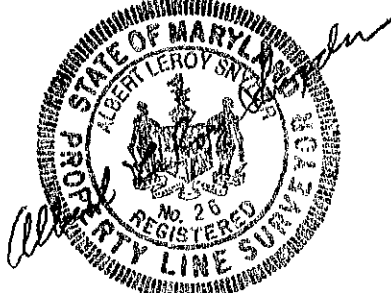
- NOTES:
1. CURRENT ZONING: R.C. 4 (MAP HW 14K)
 2. AREA: 30,888 SQ. FT.
 3. TAX MAP 57 BLOCK 3 PARCEL 20

ANDREW DAVID 5800 1000
MYERS 5800 1000
TAX ACC. # 0413092451
ZONING: R.C. 4, USE: RESIDENTIAL

EDWARD J. MINCHER, JR.
DRAFTER
N.T.R. 3575 FOLIO 335
TAX ACC. # 0413056250
ZONING: R.C. 4, USE: RESIDENTIAL



OWNERS:
GERALD H. MYERS
ANNABELLE L. MYERS
1010 NICODEMUS ROAD
REISTERSTOWN, MD. 21186



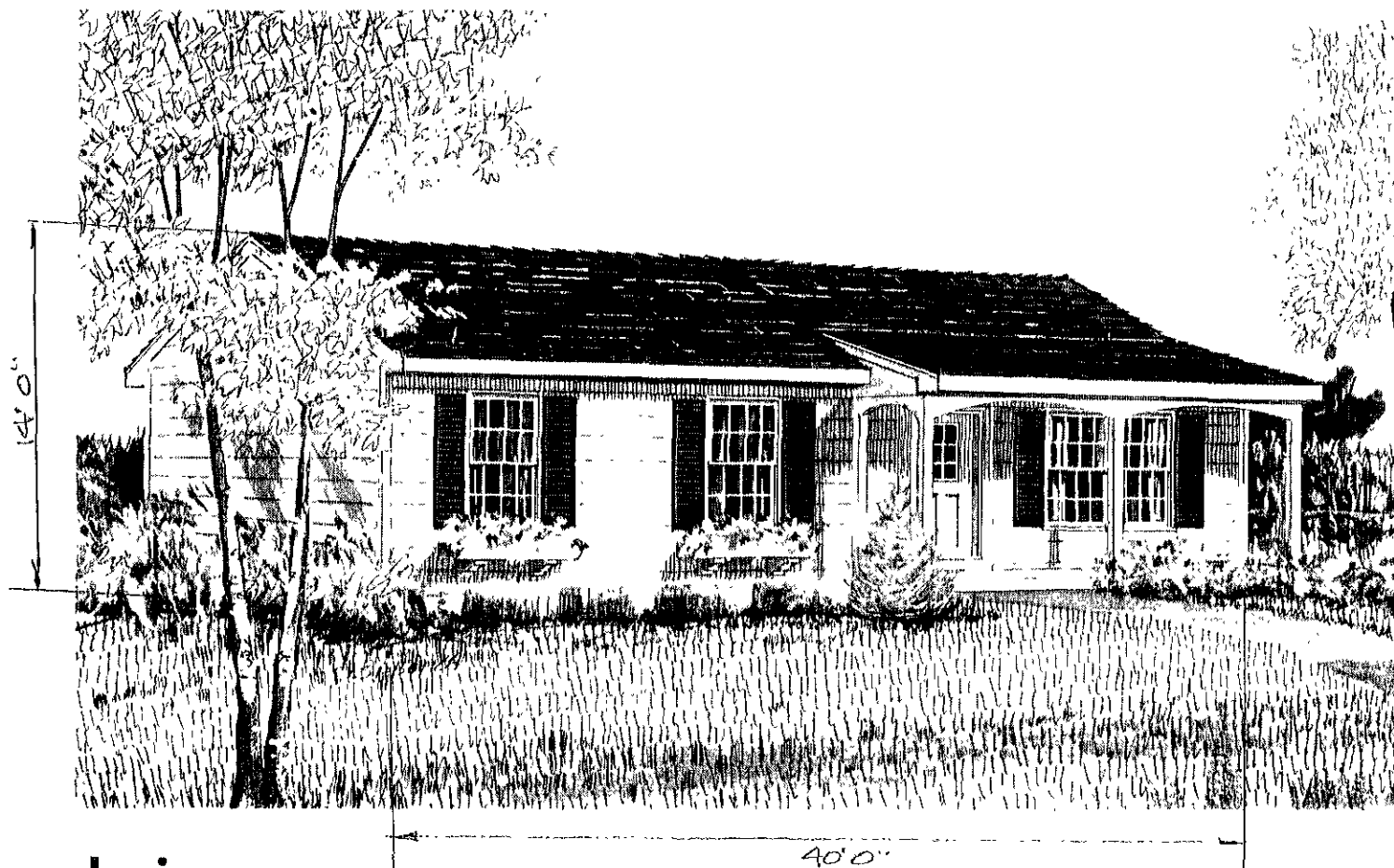
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR #1008 NICODEMUS ROAD

4TH ELECTION DISTRICT
COUNCILMANIC DISTRICT 3
DATE: OCTOBER 15, 1996

BALTIMORE COUNTY, MD.
CENSUS TRACT 4048
SCALE: 1" = 50'

PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

JOB NO. 26054



design DAVENPORT

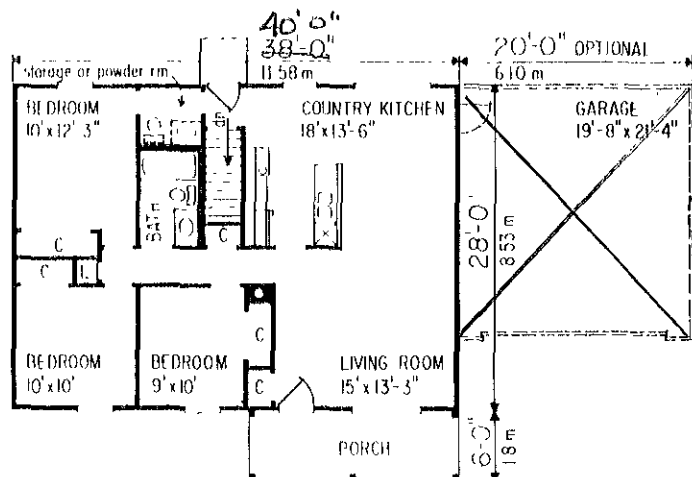
ENERGY EFFICIENT HOME
49-1187

3 BEDROOM PLAN

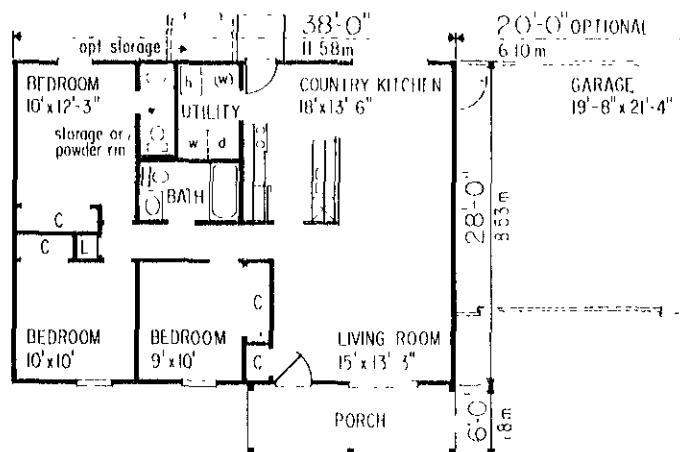
Living Area
Plan 1 or 2 1,064 Sq. Ft.

NOT TO SCALE

PLEASE SPECIFY PLAN 1 OR PLAN 2 WHEN
ORDERING BLUEPRINT PLANS.



PLAN 1 WITH BASEMENT



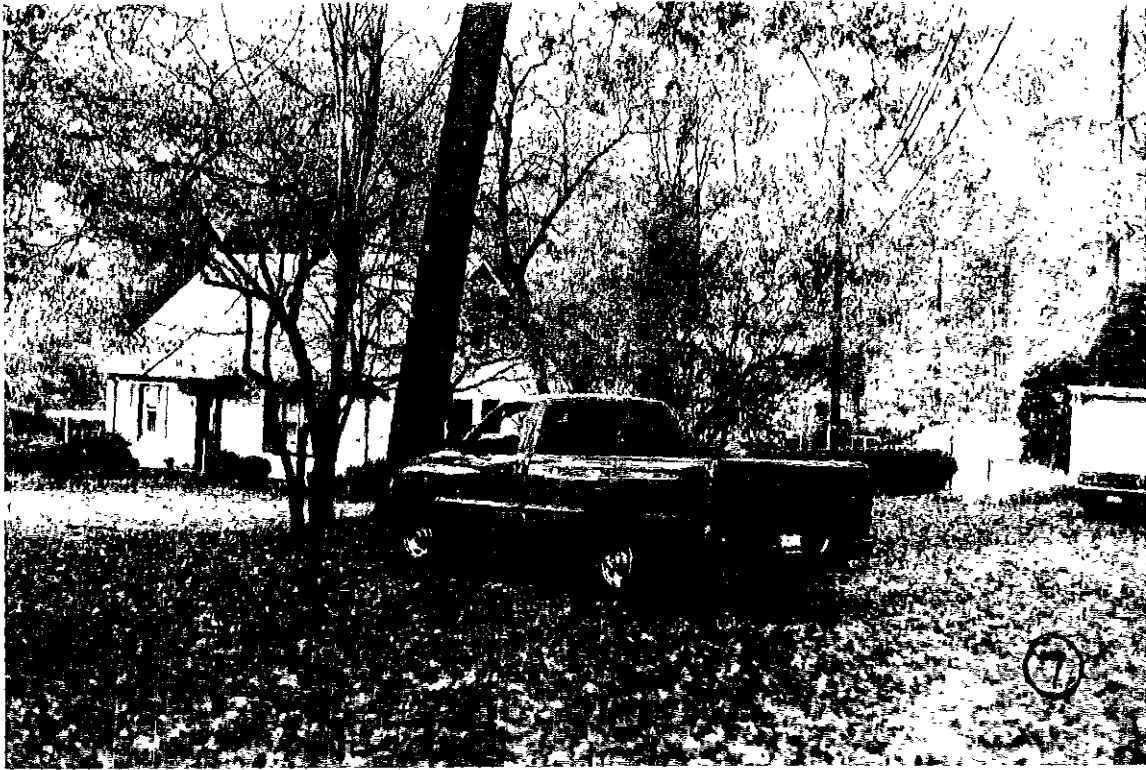
PLAN 2 WITHOUT BASEMENT

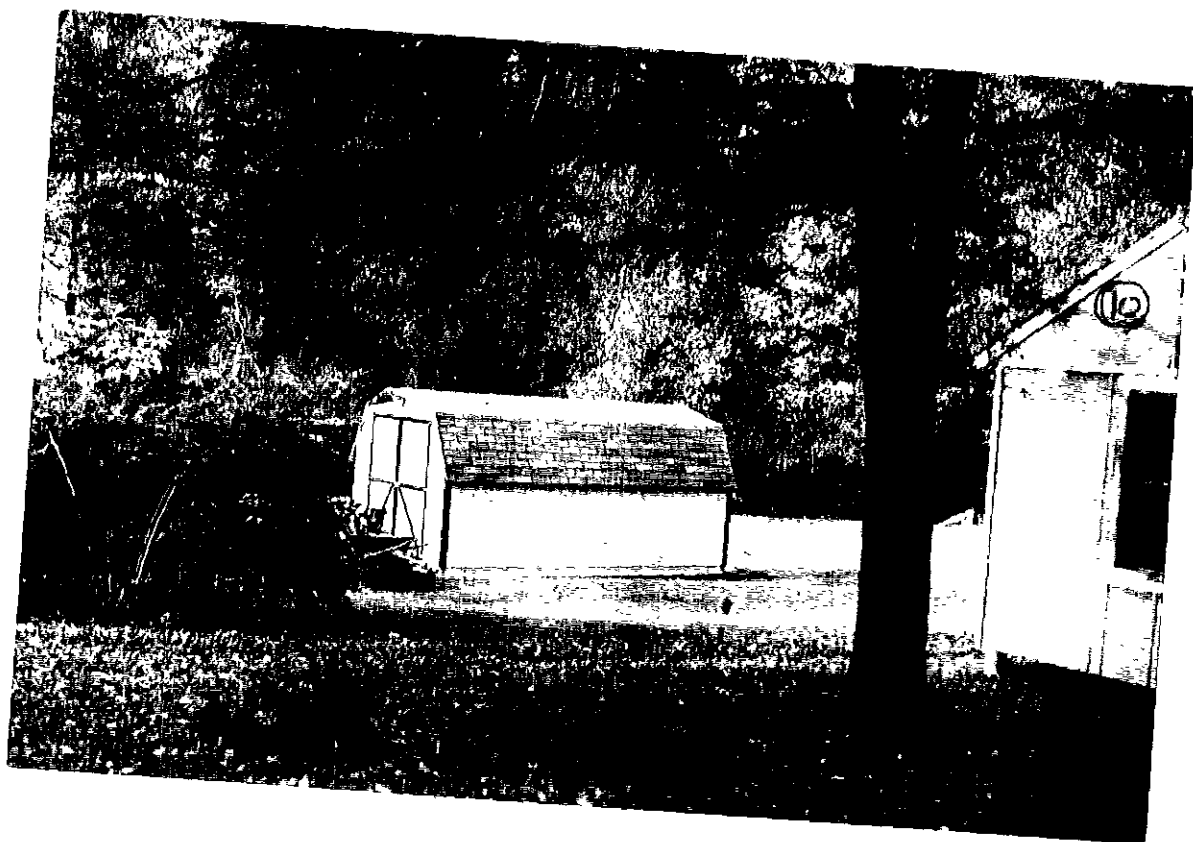
MICROFILMED



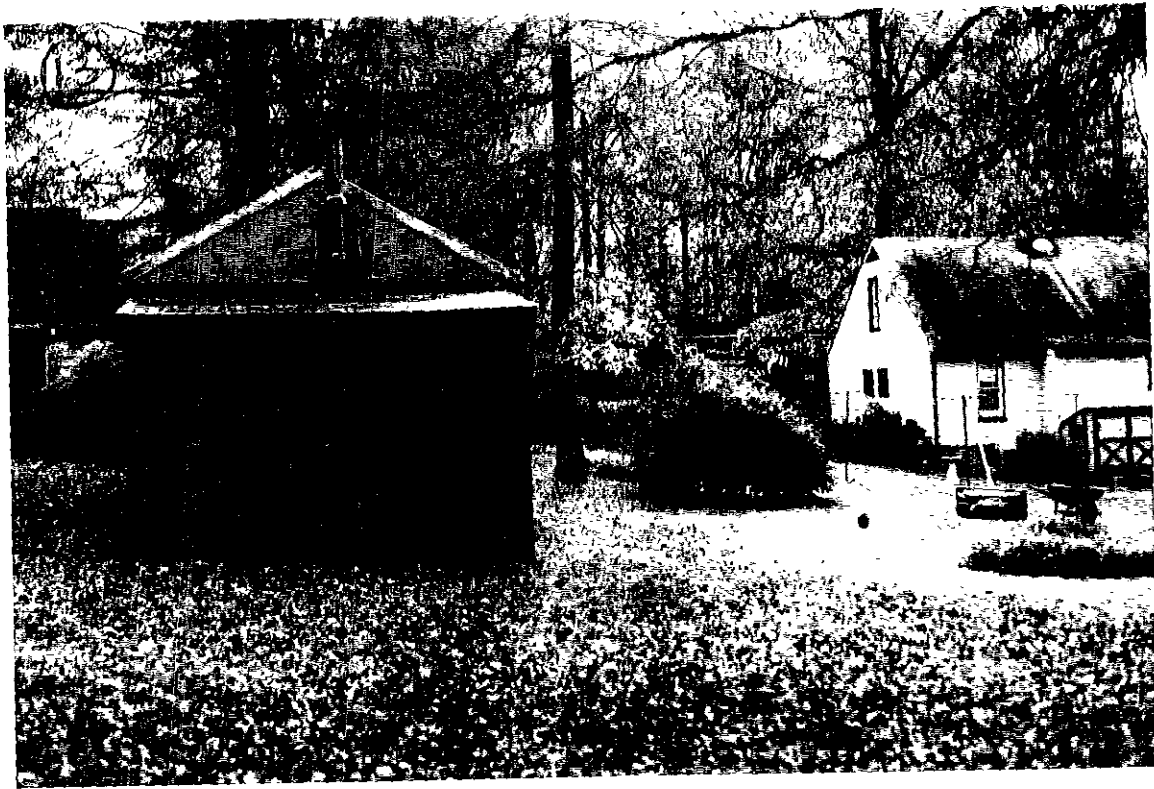












PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

Topography Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

REVISIONS	DATE	SCALE	LOCATION	SHEET
BY MAPS	4-11-70	1" = 200'	REISTERSTOWN	N.W.
DATE OF PHOTOGRAPHY	AUG 11 1953		AREA	14-K
			SOUTH	

14-K

